

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE:

November 23, 2010

AGENDA DATE:

December 1, 2010

PROJECT ADDRESS: 1002 N. Milpas Street (MST2010-00259)

TO:

Susan Reardon, Senior Planner, Staff Hearing Officer

FROM:

Planning Division, (805) 564-5470

Renee Brooke, AICP, Senior Planner PLB Jo Anne La Conte, Assistant Planner

) Head PROJECT DESCRIPTION

The approximately 6,730 square foot project site is currently developed with a one-story single family residence and detached one-car garage. The proposed project involves the removal of two existing retaining walls and a fence and the construction of a new eight foot tall retaining wall and six foot tall fence for a combined height of approximately 14 feet along the interior property lines. The proposal also includes approximately 500 square feet of new permeable paving, one new uncovered parking space, and new site landscaping. The discretionary applications required for this project are Modifications to permit the combined height of the retaining wall and fence to exceed 8' when located within required setbacks (SBMC §28.87.170).

Date Application Accepted: October 27, 2010

Date Action Required: January 27, 2010

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:

Brian Hofer, Architect

Property Owner: Jasso Family Living Trust

3/10/08

Parcel Number: 029-252-013

Lot Area:

6,730 sq. ft.

General Plan:

12 Units Per Acre

Zoning:

R-3

Existing Use:

Single Family Residence

Topography:

16% Slope

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Said approval is subject to the following conditions:

- 1) The shed located in the front setback be removed from the property;
- 2) Stored items are to be removed from the garage and required setbacks:
- 3) The hedge within ten feet of the driveway is to be reduced to 3 ½ feet in height;
- 4) The wall and hedge height in the front yards are to be reduced to the legal non-conforming height of five feet, and all other hedges determined not to be legal nonconforming must comply with Santa Barbara Municipal Code (SBMC) Section 28.87.170.
- A. Site Plan (under separate cover)
- В. Applicant's letter dated October 14, 2010
- C. SFDB Minutes

Contact/Case Planner: Jo Anne La Conte, Assistant Planner (jlaconte@SantaBarbaraCA.gov) 630 Garden Street, Santa Barbara, CA 93101

Phone: (805) 564-5470

BRIAN HOFER architect

3059 PASEO DEL REFUGIO, SANTA BARBARA CA 93105 PH 805.451.4828 FX 805.563.8915

October 14, 2010

Staff Hearing Officer City of Santa Barbara P.O. Box 1990 Santa Barbara, CA 93102-1990

Re: Modification Request for 1002 N. Milpas St., Santa Barbara CA 93103 APN# 029-252-013; R-3 Zone

Dear Staff Hearing Officer:

There is an existing house (1551 SF) and detached one-car garage on this property. An existing retaining wall runs along the northwest and northeast property lines (4' to 8' high), and an interior retaining wall (3' high) encloses a landscaped area within the yard. The property line retaining wall is 4' high where this raised landscape exists. There is an existing 6' high wood fence at the top of the property line retaining walls. The proposal is to remove this raised landscape area and 3' retaining wall, and replace the existing 4' retaining wall at the property line with a maximum 8' high wall. The existing 6' high fence will be removed and rebuilt following the wall's construction. The area where the raised landscape is removed will be replaced by permeable paving along with smaller landscaped berms and planters. Additionally, the existing concrete pavement in the yard will be replaced with permeable paving. An uncovered parking space is proposed for a portion of the paved area, to be delineated by landscaped borders.

A modification is requested for the construction of this 8'-high wall with 6'-high fence above within the interior setback. The grade elevation of the top of this new wall will match that of the existing retaining wall. Also, the grade elevation of the top of the wood fence above will match that of the existing wood fence. The increased height of the new wall is a result of lowering the base of the wall beyond the existing base. This new wall will be visible only within the private vard of the residence. The fence above, visible from adjoining properties, will be identical to the existing fence in terms of size, materials, height, and location.

The benefits of constructing this new 8'- high wall / 6'-high fence along the property line within the interior setback are: 1) It enhances the useable open space of the residence's open yard area by creating a uniform grade throughout (the owner has plans for a future pool in his yard), and 2) the increased single-grade yard area creates more room for comfortably accommodating an additional parking space. The residence currently has only one approved covered space (a single-car garage) in an R-3 zone close to the County Bowl, resulting in an impacted parking situation for the property.

Thank you for your consideration of this request.

Sincerely,

Brian Hofer

cc: Gerardo Jasso

NEW ITEM

E. 1002 N MILPAS ST

R-3 Zone

Assessor's Parcel Number:

029-252-013

Application Number:

MST2010-00259

Owner:

Jasso Family Living Trust

Architect:

Brian Hofer

(Proposal to remove two existing retaining walls and fence and construct a new eight foot tall retaining wall and six foot tall fence along the interior property lines of a parcel developed with an existing single-family residence. The proposal also includes approximately 500 square feet of new permeable paving, one new uncovered parking space, and new site landscaping. The project requires Staff Hearing Officer review for a zoning Modification for the combined height of the new wall and fence to exceed the maximum eight foot height requirement within the required interior setbacks.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for over height retaining walls and fences in the required interior setbacks.)

Continued indefinitely to the Staff Hearing Officer and return to Consent with the comment that the Board understands the total combined wall and fence height, and looks forward to reviewing a site landscape and irrigation plan proposing permanent-inground plantings.

Items on Consent Calendar were reviewed by Paul Zink and Denise Woolery.

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